043.0	0006	0011.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	649,700	/	649,700
USE VALUE:	649,700	/	649,700
ASSESSED:	649,700	/	649,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
99		PALMER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	VINCENT HAROLD P/PATRICIA
Owner 2:	LIFE ESTATE
Owner 3:	
Street 1:	99 PALMER ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	VINCENT HAROLD P -
Owner 2:	VINCENT PATRICIA M -
Street 1:	99 PALMER ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,981 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1955, having primarily Vinyl Exterior and 1624 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	3	22
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4981.000	194,200		455,500	649,700
Total Card	0.114	194,200		455,500	649,700
Total Parcel	0.114	194,200		455,500	649,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 400.10 | /Parcel: 400.1

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	30594
GIS Ref	
GIS Ref	
Insp Date	01/27/14

!3691!

PREVIOUS ASSESSMENT

Parcel ID: 043.0-0006-0011.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	194,200	0	4,981.	455,500	649,700	649,700	Year End Roll	12/18/2019
2019	101	FV	165,600	0	4,981.	484,000	649,600	649,600	Year End Roll	1/3/2019
2018	101	FV	165,600	0	4,981.	353,000	518,600	518,600	Year End Roll	12/20/2017
2017	101	FV	165,600	0	4,981.	307,500	473,100	473,100	Year End Roll	1/3/2017
2016	101	FV	165,600	0	4,981.	261,900	427,500	427,500	Year End	1/4/2016
2015	101	FV	154,900	0	4,981.	256,200	411,100	411,100	Year End Roll	12/11/2014
2014	101	AB	154,900	0	4,981.	210,700	365,600	365,600		3/11/2014
2014	101	FV	163,100	0	4,981.	210,700	373,800	373,800	Year End Roll	12/16/2013

PRINT

Date	Time
12/10/20	18:52:30

LAST REV

Date	Time
12/01/20	11:07:01
jorourke	
3691	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
VINCENT HAROLD	51978-180		12/15/2008	Family	1	No	No		
	8383-62		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	30594
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
1/27/2014	Meas/Inspect	PC	PHIL C
1/9/2009	Meas/Inspect	189	PATRIOT
10/27/2000	Hearing Chag	201	PATRIOT
3/8/2000	Inspected	276	PATRIOT
2/10/2000	Mailer Sent		
2/10/2000	Measured	197	PATRIOT
8/17/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4981		Sq. Ft.	Site		0	80.	1.14	1									455,542						455,500	

Total AC/HA:	0.11435	Total SF/SM:	4981	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	
Total:	455,542	Spl Credit		Total:	455,500				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Fair
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Fair
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FA - Fair-Avg	35.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	35.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99000001
Adj $ / SQ:	140.333
Other Features:	68300
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	301537
Depreciation:	107347
Depreciated Total:	194190

COMMENTS

BAD ROOF.. OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3		Baths: 1				HB 1			

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

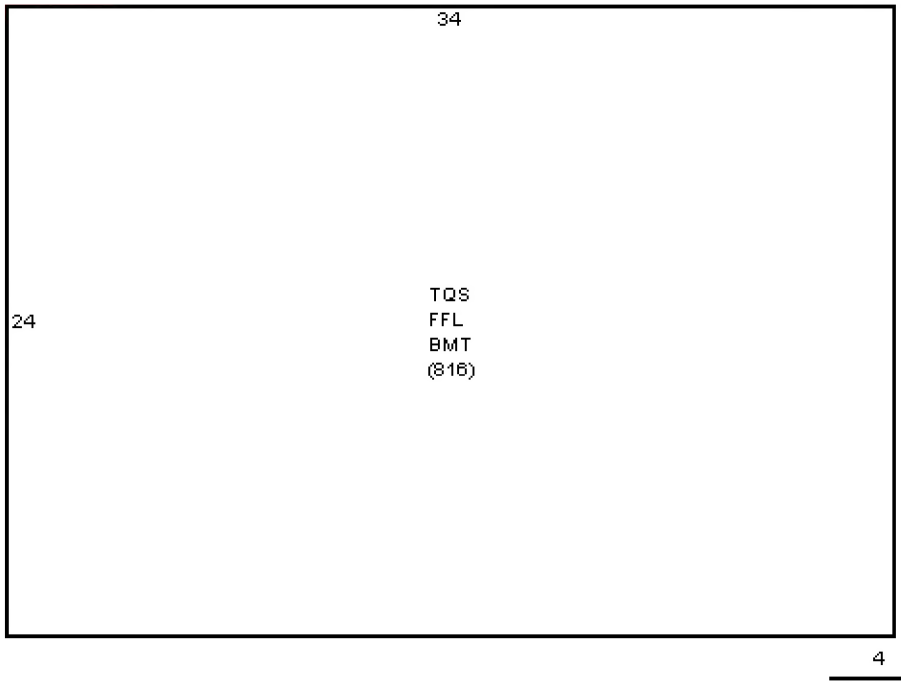
No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	140.33
Special Features:	0	Val/Su Net:	93.32
Final Total:	194200	Val/Su SzAd	135.99

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	816	140.330	114,511
BMT	Basement	653	50.310	32,842
TQS	3/4 Story	612	140.330	85,883
	Net Sketched Area:	2,081	Total:	233,236
Size Ad	1428	Gross Are	2448	FinArea 1624

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	80	RRM	30	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

043.0-0006-0011.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	